



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE:

**B-2**

March 6, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION  
APPEALS BOARD  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisance at the following locations for approval:

2134 East 118th Street, Compton  
2108 East Shauer Street, Los Angeles

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the removal and demolition of substandard structures and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

No negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 2134 East 118th Street, Compton**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That Building A be vacated and removed by March 21, 2003. b) That Building B be demolished by March 21, 2003. c) That Building C be vacated and removed by March 21, 2003. d) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by March 21, 2003, and maintained cleared thereafter. e) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by March 21, 2003. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

**BUILDING A**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is dilapidated, apparently abandoned, and damaged by vandals.
3. The building lacks the required foundation.
4. The flooring throughout the dwelling is insanitary.
5. The interior wall covering is damaged.
6. The ceiling covering is damaged.
7. The required heating appliance is damaged.
8. Fixtures and receptacle outlets are required.
9. The dwelling lacks hot and cold running water to the required plumbing fixtures.
10. The water heater is damaged.
11. The dwelling's lavatory, bath facility, kitchen sink, and laundry area are damaged.
12. The waste, vent, gas, and water piping are damaged.
13. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
14. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

**BUILDING B**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building has been fire damaged, apparently abandoned, and is open and accessible to children and others.
3. The building is dilapidated and damaged by vandals.
4. The building lacks the required foundation.
5. Doors and windows are lacking.
6. The flooring throughout the dwelling is insanitary.
7. The interior wall covering is damaged.
8. The ceiling covering is damaged.
9. The required heating appliance is damaged.
10. Fixtures and receptacle outlets are required.
11. The dwelling lacks hot and cold running water to the required plumbing fixtures.
12. The water heater is damaged.
13. The dwelling's lavatory, bath facility, kitchen sink, and laundry area are damaged.
14. The waste, vent, gas, and water piping are damaged.
15. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
16. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

**BUILDING C**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare.
3. The building is dilapidated, apparently abandoned, and damaged by vandals.
4. The building lacks the required foundation.
5. Doors and windows are lacking.
6. The flooring throughout the dwelling is insanitary.
7. The interior wall covering is damaged.
8. The ceiling covering is damaged.
9. The required heating appliance is damaged.
10. Fixtures and receptacle outlets are required.
11. The dwelling lacks hot and cold running water to the required plumbing fixtures.
12. The water heater is damaged.
13. The dwelling's lavatory, bath facility, kitchen sink, and laundry area are damaged.
14. The waste, vent, gas, and water piping are damaged.
15. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
16. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

The interiors of the three buildings were not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 2108 East Shauer Street, Los Angeles**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by March 21, 2003, and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, and washer or dryer.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Trash and junk scattered about the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors  
March 6, 2003  
Page 7

At such time as this recommendation is adopted, please return an approved copy of this letter to Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

ICP:pc  
P:REHAB/BOARDLET/FO2

cc: Chief Administrative Office  
County Counsel